

**SPANISH SPRINGS  
COMMERCE CENTER  
MASTER PLAN AND REGULATORY  
ZONE AMENDMENT**



**WASHOE COUNTY PLANNING COMMISSION**

**APRIL 4, 2023**



# PROJECT REQUEST

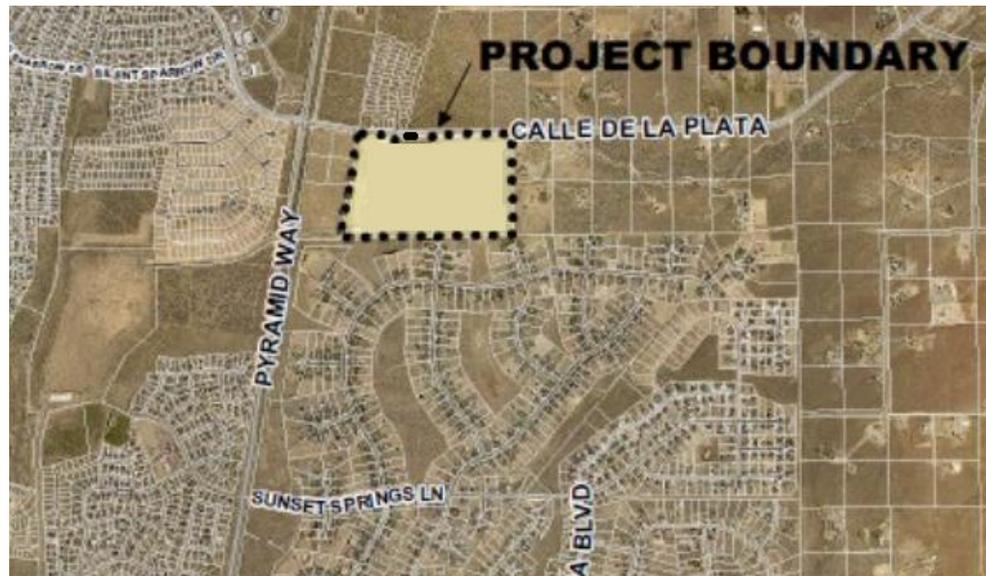
- A **Master Plan and Regulatory Zone Amendment (MPA/RZA)** to incorporate 18.95 acres into the Village Green Specific Plan, amending the Master Plan land use from Commercial to Industrial and the Regulatory Zoning from Neighborhood Commercial to Industrial, subject to Specific Plan standards.

# PROJECT LOCATION

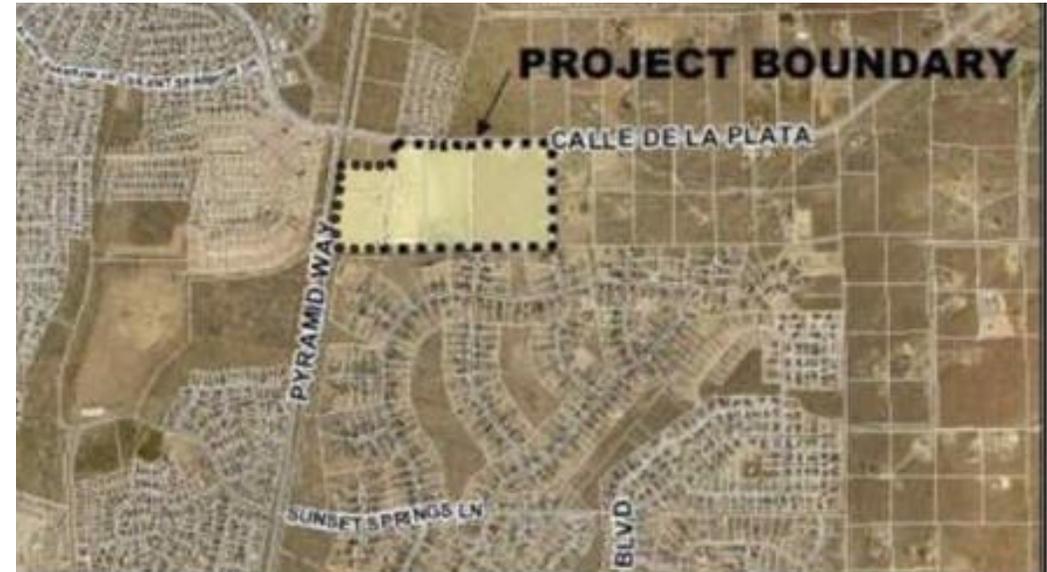
EAST SIDE OF PYRAMID WAY, JUST SOUTH OF CALLE DE LA PLATA  
(18.95+ ACRES)



# SPECIFIC PLAN BOUNDARY

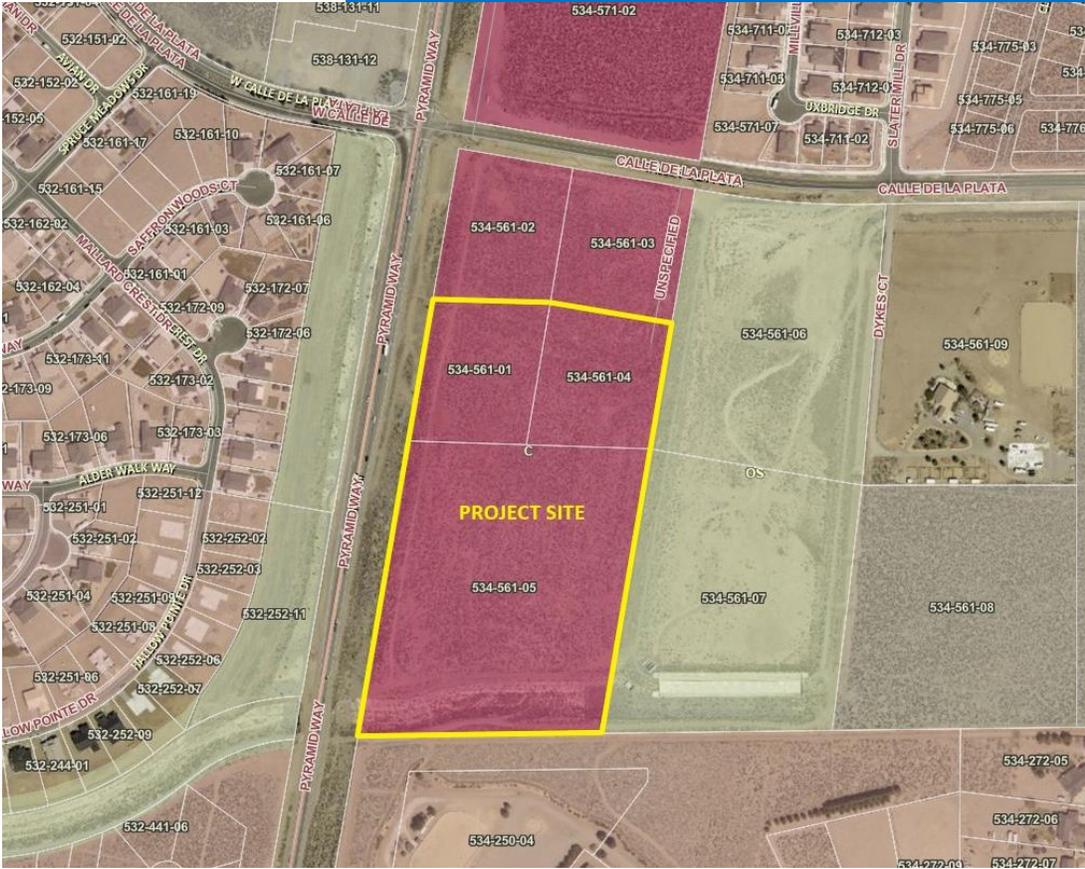


EXISTING

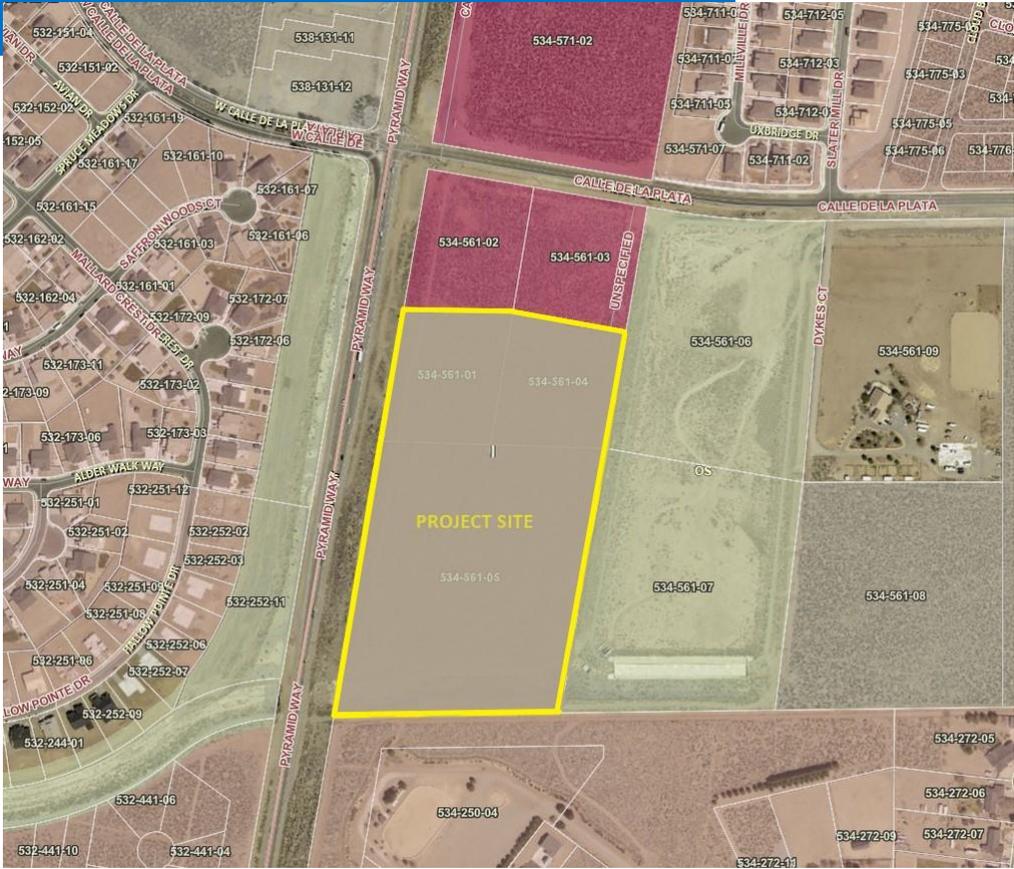


PROPOSED

# MASTER PLAN

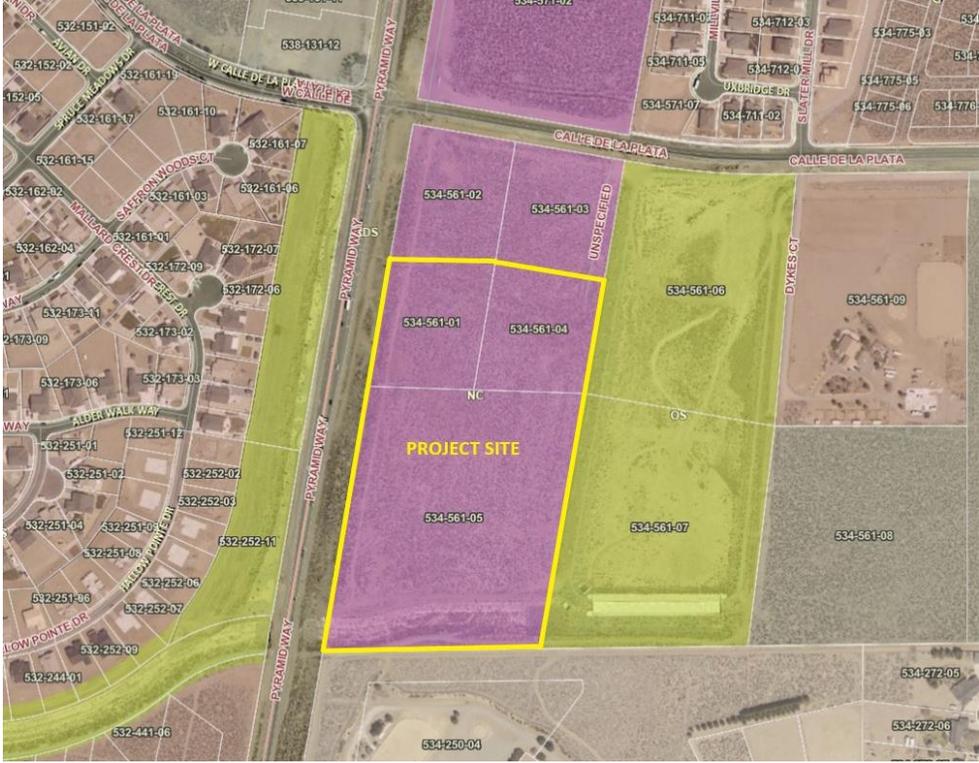


EXISTING MASTER PLAN



PROPOSED MASTER PLAN

# ZONING



EXISTING ZONING



PROPOSED ZONING

# AMENDMENT CONSIDERATIONS

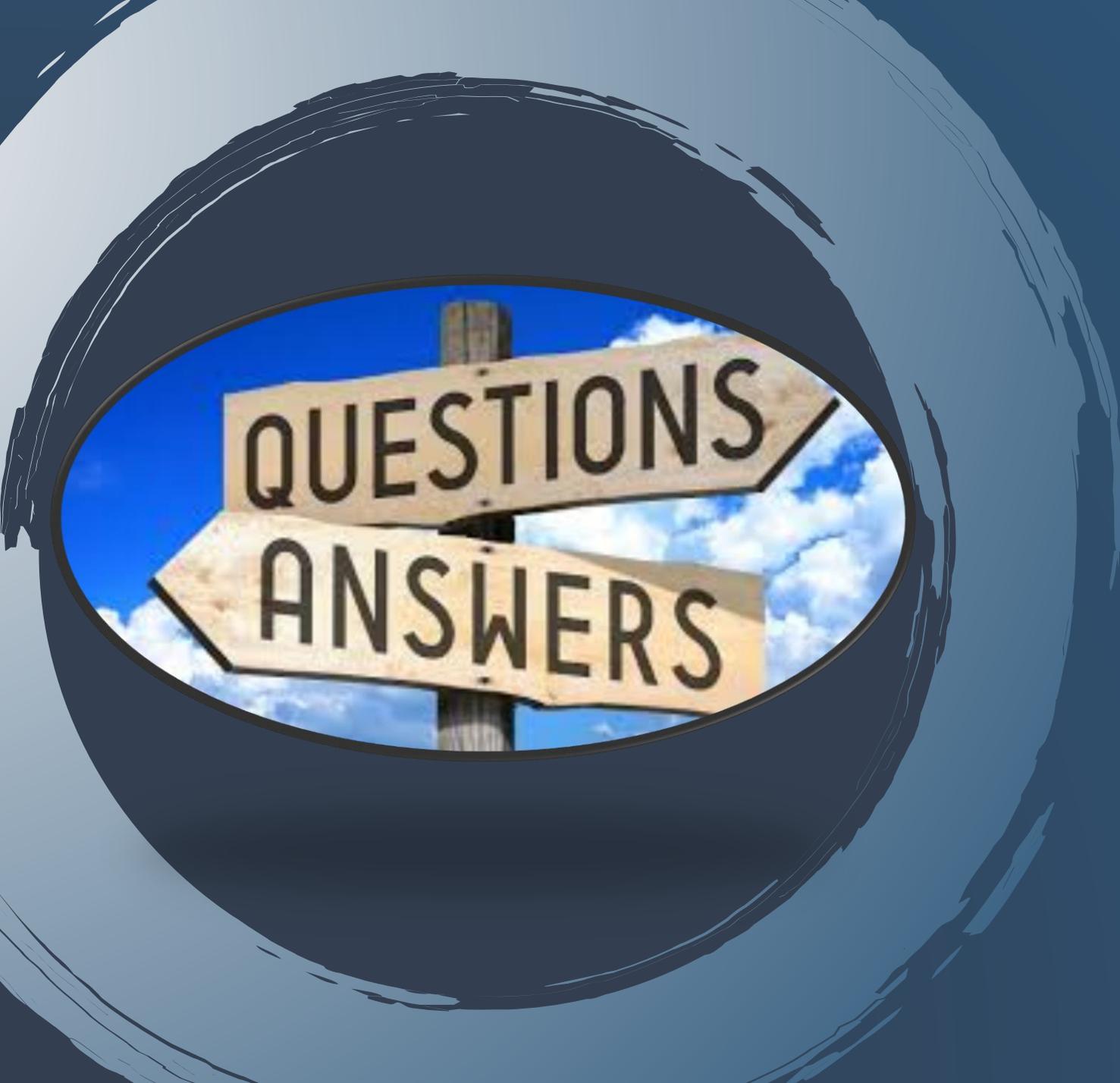
- No development proposed at this time.
- Site lends itself to small-scale industrial or industrial flex space.
- Commercial is retained at the corner.
- Better reflects market demands (i.e. commercial vs. industrial).
- Future project will include a full County/public review process similar to this.
- Industrial use generates less traffic than commercial or residential.
- A site specific project can be conditioned to address neighborhood concerns and properly mitigate any project impacts.
- Washoe County will require full traffic impact analysis, including coordination with NDOT and implementation of any identified improvements.

# SPECIFIC PLAN BENEFITS

- Increased buffering and screening requirements.
- Limited building heights.
- More restrictive lighting standards as compared with current/standard zoning.
- Substantially increased building setbacks:
  - South – 50' with landscaping
  - Pyramid Highway – 150'
  - Increased setbacks for buildings over 30' in height.
- Maintains public trail easements.

# SPECIFIC PLAN BENEFITS

- Maintains public trail easements.
- Limitations on delivery hours – current zoning allows for 24-hour usage.
- Restrictions on dock locations – must be 100' from residentially zoned property and fully screened.
- These restrictions do not apply under current zoning.
- Promotes a jobs/housing balance within the Spanish Springs Valley (reverse commute).



**Mike Railey**  
**Christy Corporation, Ltd.**

**Rex Massey**  
**Industrial Realty Group**